CITY OF BLOOMINGTON MINNESOTA

Reroofing Information Sheet

Permit Requirements

A permit is required to reroof a residence. Permits may be obtained by either the homeowner or a contractor who is licensed by the State of Minnesota, Department of Labor and Industry.

Building Code Authorization

The City of Bloomington has adopted the 2007 Minnesota State Building Code (effective date July 10, 2007) as per Bloomington City Code Section 15.01.* Chapter 1309 of the 2007 Minnesota State Building Code mandates the adoption of the 2006 International Residential Code (IRC). Chapter 9 of the 2006 International Residential Code addresses both Roofing and Reroofing.

*Note that *all* cities and counties in Minnesota that have a building code are required to adopt the 2007 Minnesota State Building Code.

Design, materials, and construction

Section R901 of the International Residential Code indicates that "The provisions of this chapter shall govern the design, materials, construction and quality of roof assemblies".

Reroofing requirements of the building code

With regards to the **reroofing** portion of Chapter 9 of the International Residential Code, Section R907.1 requires that "Materials and methods of application used for re-covering or replacing an existing roof covering shall comply with the requirements of Chapter 9".

Manufacturer's installation instructions

Chapter 9, Section R903.1 of the 2006 International Residential Code requires that roof assemblies shall be designed and installed in accordance with this code **and** the approved *manufacturer's installation instructions. More specifically*, Chapter 9, Section R905.1 requires that roof coverings be applied in accordance with this section **and** the *manufacturer's installation instructions*.

Number of layers of asphalt shingles allowed

IRC R907.3 "New asphalt roof coverings shall not be installed without first removing existing roof coverings".

Code requirements for 90 mph winds, 3-tab shingles, attachment, etc.

IRC Table R301.2(1) Basic wind speed criteria (90 mph).

IRC R905.2.4.1 addresses wind resistance requirements for asphalt shingles. *All* asphalt shingles (including 3-tab shingles) bearing the packaging label "ASTM D 3161, Class D" are approved for 90 mph wind speeds.

Note: *Class F, G, and H are approved for wind speeds greater than 90 mph.*

IRC R905.2.6 Attachment of asphalt shingles shall be as *required by the manufacturer*.

Attachment of wood shakes and wood shingles shall be as per the *manufacturer's installation instructions* (usually a stainless steel fastener).

Note: *The most important factor in achieving a wind-stable roof is having the sealant strip attach the shingles together.*

Metal drip edge

Is **not** required by the Residential Building Code.

Roof rafter space/attic ventilation

Ventilation is **not** required by the code to be upgraded or altered when reroofing.*

*See manufacturer's requirements for installing ice barrier.

Roofing sheathing

When is roof sheathing structurally unsound? That determination must be made by a contractor, building consultant (engineer), and/or homeowner. The building inspector does *not* make such a determination. IRC Section R905.2.1 indicates that "Asphalt shingles shall be fastened to solidly sheathed decks or 1 inch thick nominal wood boards."

This information is a guide to the most common questions and issues. It is not intended, nor shall it be considered, a complete set of requirements.

Asphalt roofing manufacturers

The following asphalt roofing manufacturers* are approved by the City of Bloomington (ESR=Evaluation Service Report as published by the International Codes Council):

CertainTeed	ESR-1389
GAF	ESR-1475, ESR-3267
IKO	ESR-3532
Malarkey	ESR-3150
PABCO	ESR-1717
TAMKO	ESR-1501

*The use of products manufactured by other asphalt roofing companies must be approved by the City of Bloomington prior to use.

Note: As of January 1, 2014, Owens Corning did not renew their ESR evaluation.

Ice barrier (ice and water shield)

IRC R905.2.7.1 The ice barrier shall extend from the lowest edges of all roof surfaces to a point at least 24 inches inside the exterior wall line of the building.

Exception: Detached accessory structures (garages and storage buildings) that contain no conditioned floor area are not required to have an ice barrier.

Note A: Most manufacturers of ice barrier materials require a MINIMUM of **two** rows of ice barrier (no matter how little the roof overhang). Read the installation instructions.

Note B: Many manufacturers of ice barrier require that the ventilation of the roof rafters (or attic) be provided.

Low slope roofs

Asphalt shingles are not allowed on roof slopes of less than 2:12. For roof slopes from 2:12 to 4:12, two layers of underlayment or other approved material is required.

Flashing

IRC R907.6 requires that "Flashings shall be reconstructed in accordance with approved manufacturer's installation instructions."

Reroofing inspections

As proof of proper installation of an ice barrier, **photographs** are *required* to be left on-site for the inspector to review at the final inspection.

Waiver of liability

"The information contained in this handout is intended to portray the most common areas of question and concern. The current edition of the International Residential Code will govern in all cases."